



pearson
ferrier®



354 MANCHESTER ROAD
Bury, BL9 9NR
£699,000

354 MANCHESTER ROAD

Property at a glance

- MAGNIFICENT DETACHED PROPERTY
- EXCLUSIVE LOCATION
- EXTENSIVE MATURE PLOT
- MODERNISATION REQUIRED
- GREAT POTENTIAL TO CREATE INDIVIDUAL RESIDENCE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- BASEMENT GARAGE IDEAL FOR CONVERSION TO LIVING SPACE
- LAWNED GARDENS TO REAR, NO ONWARD CHAIN

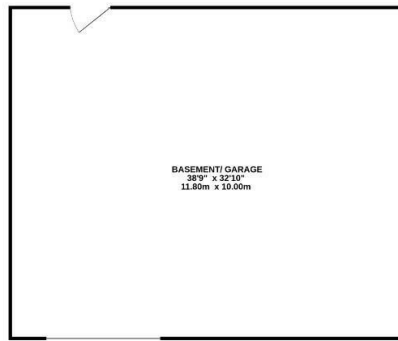
A magnificent freehold detached property in one of Bury's most prominent locations on Manchester Road approximately half a mile from Bury Town centre. The property was constructed by our vendors' family back in the 1980s and much of the accommodation has been adapted for specific needs; there is a huge basement room/garage and a lift was installed to facilitate easy access. The accommodation does now require a scheme of modernisation works but presents an excellent opportunity to create a bespoke, substantial detached home to individual tastes. Set back from Manchester Road and screened by mature trees the property occupies an extensive plot with glorious lawned gardens to the rear. There is clearly immense potential to extend if further living space is required (subject to the usual permissions). All mains services are connected and the property is being offered for sale with no onward chain.

Tenure - Freehold
Council Tax G
Epc Rating D

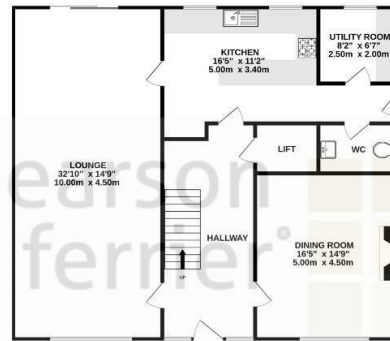




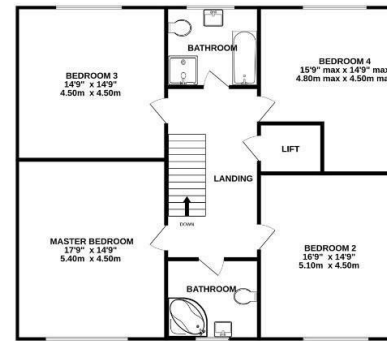
BASEMENT
1272 sq.ft. (118.2 sq.m.) approx.



GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.

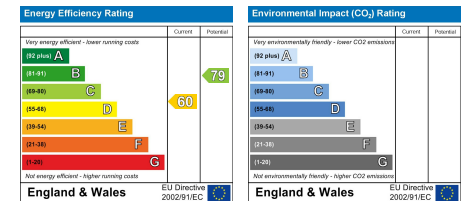


1ST FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA : 3765 sq.ft. (349.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.